

This instrument was prepared by

(Name) HARRISON AND CONWILL

(Address) Columbiana, Alabama 35051

1350

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 Dollars and other good and valuable considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Edward R. Southern and wife, Joette Southern

(herein referred to as grantors) do grant, bargain, sell and convey unto

James E. McCombs and wife, Ruth E. McCombs

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

For point of starting, the NW corner of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , Section 11, Township 19 South, Range 2 East, Huntsville Meridian, Shelby county, Alabama; thence go east 755 feet to stake on west side of U.S. Highway 231; thence turn right 113 $\frac{1}{2}$  degrees and go 517 feet to stake on the NE corner of property being surveyed or point of beginning; thence continue straight 150 feet to stake, SE corner of property being surveyed, thence turn right 90 deg. and go 150 feet to stake SW corner of property being surveyed, thence turn right 90 deg. and go 150 feet to stake NW corner of property being surveyed; thence turn right 90 deg. and go 150 feet to point of beginning, contains .5165 acre of land and is a part of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , Section 11, Township 19 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama.

That the grantees assume that certain mortgage on the above described property from the grantors to St.Clair Federal Savings and Loan Association, Pell City, Alabama.

19751230000073710 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
12/30/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1975 DEC 30 PM 12:28  
Need for 100  
Cora of 11/26/75  
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 29<sup>th</sup> day of December, 19 75.

WITNESS:

(Seal)

(Seal)

(Seal)

Edward R. Southern (Seal)  
Edward R. Southern  
Joette Southern (Seal)  
Joette Southern (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, H. Z. Conwill, a Notary Public in and for said County, in said State, hereby certify that Edward R. Southern and wife, Joette Southern whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of December, A. D., 19 75.